

OFFICE SPACE FOR LEASE

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.



FACT SHEET

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

Your next address is waiting at Landerhaven Office Plaza.

First-floor suites designed for medical and professional excellence, set inside one of Northeast Ohio's most prestigious business corridors.

AVAILABLE SUITES

1,465 SF, 2,800 SF, 2,805 SF, and 3,840 SF

WHAT SETS THIS CAMPUS APART

- Your own private entrance. No shared lobbies, no buzzer panels. Just your clients, your door, and your space.
- 24-hour access on all first-floor suites so your schedule works on your terms.
- Separately controlled utilities in every suite. Simple, predictable, and entirely yours.
- Medical use permitted. Join University Hospitals, Landerhaven Dental Associates, Code Chiro, Hanger Clinic, Results Fitness, Wild Roots Daycare, Shalom Adult Health Center, and a thriving community of professional and medical practices already calling this campus home.

PRIME LOCATION

Situated in the heart of Mayfield Heights' sought-after corporate corridor with direct access to I-271, I-480, and I-90. Steps from Staybridge Suites, Burntwood Tavern, Panera Bread, and premier dining and hospitality. Surrounded by luxury residential development, a highly educated workforce, and \$149,000 average household income within 5 miles.

AREA DEMOGRAPHICS	3 MI.	5 MI.	7 MI.
Total Population	57,763	141,595	307,734
Avg. Household Income	\$149,215	\$149,489	\$120,948
Daytime Employees	49,410	104,667	177,829

DEMOGRAPHICS

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

6009 LANDERHAVEN DR MAYFIELD HEIGHTS, OH 44124	3 mi radius	5 mi radius	7 mi radius
POPULATION			
2025 Estimated Population	57,970	143,411	310,544
2030 Projected Population	55,927	139,683	301,130
2020 Census Population	59,859	145,826	313,633
2010 Census Population	56,876	141,054	312,345
Projected Annual Growth 2025 to 2030	-0.7%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2025	0.1%	0.1%	-
2025 Median Age	44.7	42.4	41.5
HOUSEHOLDS			
2025 Estimated Households	26,145	61,911	138,644
2030 Projected Households	25,380	60,749	135,328
2020 Census Households	26,846	62,101	138,173
2010 Census Households	25,619	59,726	135,125
Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.2%
RACE AND ETHNICITY			
2025 Estimated White	70.4%	63.0%	51.5%
2025 Estimated Black or African American	17.6%	26.7%	40.0%
2025 Estimated Asian or Pacific Islander	7.3%	5.6%	4.0%
2025 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
2025 Estimated Other Races	4.6%	4.6%	4.4%
2025 Estimated Hispanic	3.8%	3.7%	3.4%
INCOME			
2025 Estimated Average Household Income	\$145,373	\$148,343	\$120,742
2025 Estimated Median Household Income	\$99,911	\$102,092	\$84,191
2025 Estimated Per Capita Income	\$65,795	\$64,242	\$54,061
EDUCATION (AGE 25+) 2025			
Estimated Elementary (Grade Level 0 to 8)	1.1%	1.1%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.7%	4.3%
2025 Estimated High School Graduate	18.8%	17.5%	21.3%
2025 Estimated Some College	16.5%	16.5%	18.4%
2025 Estimated Associates Degree Only	6.5%	7.6%	8.4%
2025 Estimated Bachelors Degree Only	27.0%	25.9%	23.0%
2025 Estimated Graduate Degree	27.2%	28.7%	23.3%
BUSINESS			
2025 Estimated Total Businesses	3,234	8,272	15,733
2025 Estimated Total Employees	49,237	105,405	179,892
2025 Estimated Employee Population per Business	15.2	12.7	11.4
2025 Estimated Residential Population per Business	17.9	17.3	19.7



FLOOR PLAN

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG C • 6009 UNIT C

1,465 SF

- 5 private offices and a dedicated lobby
- Compact and efficient for boutique firms
- Ideal for solo practitioners, specialty consultants, or law offices
- Private entrance, low overhead, premier address



FLOOR PLAN

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG B · 6005 UNIT B1

2,800 SF

- 9 private offices, open area, and kitchenette
- Full lobby, restrooms, and a closet
- Versatile layout for professional services or multi-provider healthcare
- Private entrance with vestibule access



FLOOR PLAN

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG C · 6009 UNIT I

2,805 SF

- Expansive open office 31 x 45 feet plus 2 private offices
- Kitchenette, shared restrooms, and vestibule
- Excellent for collaborative teams, therapy groups, or studio-style operations
- Bright open layout with strong natural flow



FLOOR PLAN

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG A · 6001 UNIT A

3,840 SF

- 8 private offices plus a 35 x 42 open office
- Lobby, kitchen, and vestibule included
- Ideal for group practices, mid-size firms, or clinical teams
- Largest available suite on campus



PROPERTY PHOTO'S

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG C · 6009 UNIT C - 1,465 SF



PROPERTY PHOTO'S

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

BLDG A · 6001 UNIT A - 3,840 SF



CONTACT INFORMATION

MAYFIELD HEIGHTS, OHIO

6001-6009 LANDERHAVEN DR.

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